

IN RE: PETITION FOR SPECIAL HEARING  
E/S River Drive Road, 625' N  
of the c/l of Alice Avenue  
(6915 River Drive Road)  
15th Election District  
7th Councilmanic District  
  
Michael Carlson, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-30-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Michael and Sandra Carlson. The Petitioners seek approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.1 (510.1) of the Baltimore County Building Code, and Sections 26-670 and 26-172(A)(3) of the Baltimore County Code to permit a second floor building addition to an existing dwelling located in a tidal flood plain. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael and Sandra Carlson, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangularly shaped lot, consisting of a gross area of .27 acres, more or less, zoned D.R.5.5. Although not waterfront, the property is located within the Chesapeake Bay Critical Areas near Back River in Edgemere and abuts River Drive Road, not far from its intersection with Alice Avenue, in the community of Lynch Point. The property is improved with a one-story, single family dwelling, which presently features a deck and

ORDER RECEIVED FOR FILING  
Date 10/16/98  
By [Signature]

porch to the rear of the home. The Petitioners have resided on the property with their children for approximately six years. Due to the need for additional living space, the Petitioners propose to construct a second story addition to the existing dwelling. It is to be noted that all new construction will be on the second story of the house and that the building footprint will not be enlarged. The Petitioners indicated that the proposed improvements on the second floor will include additional closet/storage space as well as new bedrooms for their growing family. Due to the location of the existing dwelling in a flood plain, the relief requested is necessary in order to proceed with the proposed improvements.

In prior cases of this type, this office has had communication with Mr. John Joyce of the Maryland Department of the Environment (MDE). Mr. Joyce is charged with the responsibility of administering the Federal Flood Insurance regulations in Maryland. Mr. Joyce has previously advised this office that waivers of the instant type are not necessary, so long as the improvements proposed are not substantial. Generally, a substantial improvement is one that costs in excess of 50% of the value of the existing dwelling, only.

Although Mr. Carlson indicated that he would do much of the work himself, he testified that he believes the proposed improvements will cost approximately \$18,000. He also submitted a signed statement from a Realtor who had performed a market valuation of the property which concluded that the existing dwelling is worth approximately \$70,000 to \$72,000. Thus, it is clear that the proposed improvements (\$18,000) are valued significantly less than 50% of the overall value of the dwelling, not taking into consideration the value of the land.

Based upon the undisputed testimony and evidence offered, I find that the proposed addition is not a "substantial improvement" as contemplated by the flood plain regulations. Moreover, the building envelope will not be increased and the improvements are limited only to a second story addition. In my judgment, the appropriate building permits should be released to the Petitioner to allow him to undertake and complete his work. I further find that the Petitioner's request is consistent with the flood management regulations contained within Section 26-670 of the B.C.Z.R. Moreover, I concur with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management (DPDM). To wit, the addition will be designed and adequately anchored to prevent floatation, collapse, or lateral movement of the structure, and development of the property must comply with the Chesapeake Bay Critical Area regulations. Therefore, as a condition of approval, I shall impose these recommendations as restrictions at the end of this Order.

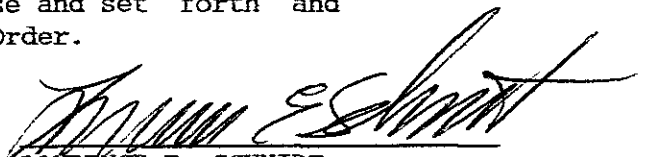
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the Petition for Special Hearing shall be dismissed as moot, and a finding shall be entered that the proposed addition/improvements to the property are appropriate and consistent with the flood plain management statute.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of October, 1998, that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.1 (510.1) of the Baltimore County Building Code, and Sections 26-670 and 26-172(A)(3)

of the Baltimore County Code to permit a second floor building addition to an existing dwelling located in a tidal flood plain, be and is hereby DISMISSED AS MOOT given that the Petitioner is not making a substantial improvement to his property; and,

IT IS FURTHER ORDERED that a finding is entered that the proposed addition/improvements are consistent with the spirit and intent of the flood plain regulations and are hereby APPROVED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management (DPDM), as set forth in their ZAC comments dated August 3, 1998 and August 10, 1998, respectively, copies of which are attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date: 10/14/98  
by: [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

October 14, 1998

Mr. & Mrs. Michael Carlson  
6915 River Drive Road  
Baltimore, Maryland 21219

RE: PETITION FOR SPECIAL HEARING  
E/S River Drive Road, 625' N of the c/l of Alice Avenue  
(6915 River Drive Road)  
15th Election District - 7th Councilmanic District  
Michael Carlson, et ux- Petitioners  
Case No. 99-30-SPH

Dear Mr. & Mrs. Carlson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files





KEEP THIS ORIGINAL IN ME. 30  
**Petition for Special Hearing**  
CBCA  
**to the Zoning Commissioner of Baltimore County**

for the property located at 6915 RIVER DRIVE RD  
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & Development Management  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve

TIDAL:

SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6 BCZR, SECTION 517.1 (510.1), BUILDING CODES AND SECTIONS 26-610, 26-172(A)(3) BCC TO ADD BUILDING ADDITION IN A TIDAL FLOODPLAIN.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Michael Carlson  
(Type or Print Name)

Signature

SANDRA CARLSON  
(Type or Print Name)

Signature

6915 RIVER DRIVE ROAD 410-388-9504  
Address Phone No

Baltimore MD. 21219  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

99-30-SPH

ORDER RECEIVED FOR FILING

Date 10/15/95

By [Signature]

Revised 9/5/95

30

**ZONING DESCRIPTION FOR 6915 RIVER  
DRIVE ROAD BEGINNING AT A POINT  
ON THE EAST SIDE OF RIVER DRIVE  
ROAD WHICH IS 20 FEET WIDE AT THE  
DISTANCE OF 625 FEET NORTH OF THE  
CENTERLINE OF THE NEAREST  
IMPROVED INTERSECTING STREET  
ALICE AVENUE WHICH IS 20 FEET  
WIDE. BEING LOT #2A BLOCK R  
SECTION # R IN THE SUBDIVISION OF  
LYNCH POINT AS RECORDED IN  
BALTIMORE COUNTY PLAT BOOK #13  
FOLIO # 121 CONTAINING 11, 826  
SQUARE FEET. ALSO KNOWN AS 6915  
RIVER DRIVE ROAD AND LOCATED IN  
THE 15th ELECTION DISTRICT, 7th  
COUNCILMANIC DISTRICT.**

**99-30-SPH**

F.P. WAIVER  
RCPT COPY  
FOR ITEM  
#30

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 052978

DATE 6-3-98 ACCOUNT R-006-6150  
AMOUNT \$250.00

RECEIVED FROM: Michael Sean Carlson

FOR: DRC #06158N River Drive Road

DK

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
6/04/1998	6/04/1998	10:54:19
REG US04	CASHIER KNEW KRM	DRAWER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	052541	OFF
CR NO.	052978	

250.00 CHECK  
Baltimore County, Maryland

CASHIER'S VALIDATION

99.30-SPH



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/13, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/13, 1998.

THE JEFFERSONIAN,

*A. Henickson*  
LEGAL AD. - TOWSON

## NOTICE OF ZONING HEARING

The Board of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a hearing in Towson, Md. on the property identified as follows:

SPH  
Drive Road  
62.5' N

Subject District  
of Towson  
to alter  
Carlson & Michael

Special Hearing: to approve  
pursuant to Section  
10.6, BCZR, Section  
17.1(510.1), Building Code,  
and Sections 26-6/0,  
26-172(a)(3), BCC to add  
building addition in a tidal  
floodplain.

Hearing: Monday, August  
31, 1998 at 2:00 p.m., in  
Room 407, County Courts  
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Call (410) 887-3353.  
(2) For information concern-  
ing the File and/or Hearing,  
Please Call (410) 887-3391.

7/36 Aug. 13 C250625

# CERTIFICATE OF POSTING

RE: Case # 99-30-SPH  
Petitioner/Developer:  
(Michael Carlson)  
Date of Hearing/~~Closing~~  
(August 31, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

6915 River Drive Road Baltimore, Maryland 21219 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ August 14, 1998 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

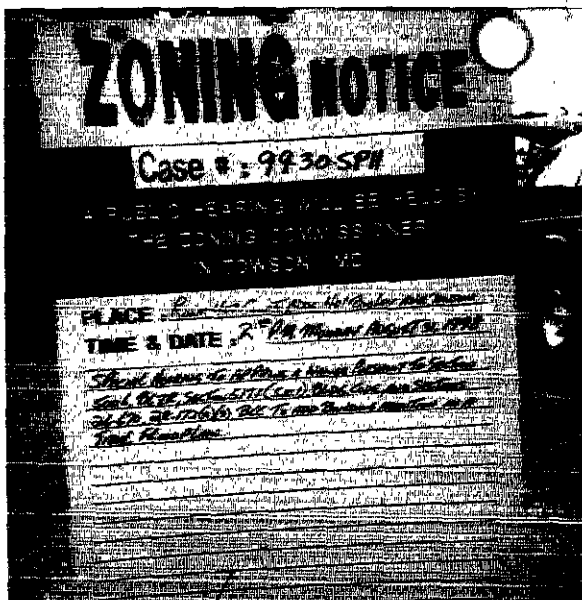
  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 30 CASE# 99-30 SPH  
Petitioner: MICHAEL S. CARLSON  
Address or Location: 6915 RIVER DRIVE ROAD BALT, MD. 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL S. CARLSON  
Address: 6915 RIVER DRIVE ROAD  
BALTIMORE, MD. 21219  
Telephone Number: 410-388-9504

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-30-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A SPECIAL HEARING FOR A WAIVER TO PERMIT AN  
ADDITION TO AN EXISTING DWELLING IN A FLOOD PLAIN  
~~FOR~~ (2ND STORY)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY  
August 13, 1998 Issue - Jeffersonian

Please forward billing to:

Michael S. Carlson 410-388-9504  
6915 River Drive Road  
Baltimore, MD 21219

---

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-30-SPH  
6915 River Drive Road  
E/S River Drive Road, 62.5' N of Alice Avenue  
8th Election District - 7th Councilmanic District  
Legal Owner: Sandra Carlson & Michael Carlson

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR, Section 517.1 (510.1), Building Code, and Sections 26-670, 26-172(a)(3), BCC to add building addition in a tidal floodplain.

HEARING: Monday, August 31, 1998 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue

  
Lawrence E. Schmidt 54

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 28, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-30-SPH  
6915 River Drive Road  
E/S River Drive Road, 62.5' N of Alice Avenue  
8th Election District - 7th Councilmanic District  
Legal Owner: Sandra Carlson & Michael Carlson

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR, Section 517.1 (510.1), Building Code, and Sections 26-670, 26-172(a)(3), BCC to add building addition in a tidal floodplain.

HEARING: Monday, August 31, 1998 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "scs" written below it.

Arnold Jablon  
Director

c: Sandra & Michael Carlson

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 16, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 10, 1998

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 3, 1998  
Item No. 030

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation for this site is 10 feet.

Addition shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.

ZONE0803.030

ORDER RECEIVED FOR FILING  
Date 10/14/98  
By [Signature]

Due Date: August 3, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #030

Michael Carlson - 6915 River Drive Road

Zoning Advisory Committee Meeting of July 27, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FOR FILING  
Date 10/14/98  
By [Signature]



Baltimore County Government  
Department of Permits and  
Development Management



111 West Chesapeake Avenue  
Towson, Md. 21204

# 30  
SEE RPT #  
052978  
\$250.00 PD.  
IN THIS FILE  
(410) 887-3335

July 9, 1998

Mr. Michael Sean Carlson  
6915 River Drive Road  
Baltimore, MD 21219

RE: River Drive Road  
6915 River Drive Road  
DRC Number 06158N, Dist. 15C7

Dear Mr. Carlson:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on July 6, 1998, and denied your project.

Sincerely,

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

AJ:DTR:dak

c: Bruce Seeley

99-30-SPH



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 31, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 27, 1998

Item No.: See Below                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

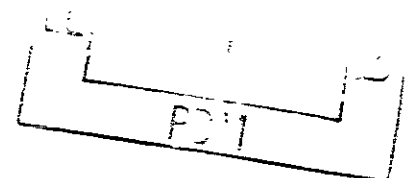
8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

019, 021, 023, 025, 029, and 030

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF RECREATION AND PARKS

Inter-Office Memorandum

To: Don Rascoe  
Permits and Development Mgt.

Date: August 3, 1998

From: Jean Tansey

Subject: ZAC Agenda 8/3/98

This will confirm that the Department of Recreation and Parks has no comments on the ten projects (Items 019-026, 029, 030) listed on the 8/3/98 DRC Agenda.

/js



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-24-94  
Item No. 030 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** August 10, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 30 and 40

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: \_\_\_\_\_

*Jeffrey W. Long*

AFK/JL

*As  
8/31  
9/1*

RE: PETITION FOR SPECIAL HEARING  
6915 River Drive Road, E/S River Drive Rd, 62.5' N  
of Alice Ave, 8th Election District, 7th Councilmanic

Legal Owners: Michael and Sandra Carlson

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-30-SPH

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Michael and Sandra Carlson, 6915 River Drive Road, Baltimore, MD 21219, Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN




9512 HARFORD ROAD, SUITE 5 • BALTIMORE, MARYLAND 21234 • (410) 661-2600

Re: 6915 River Drive Rd.  
Baltimore, MD 21219

To whom it may concern:

I have been asked to do a market valuation of the above property and in my professional opinion the value of the property is between \$70,000 and \$72,000. This is without any consideration for the land value. If any further information is needed please contact my office at 410-661-2600.

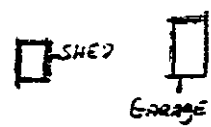
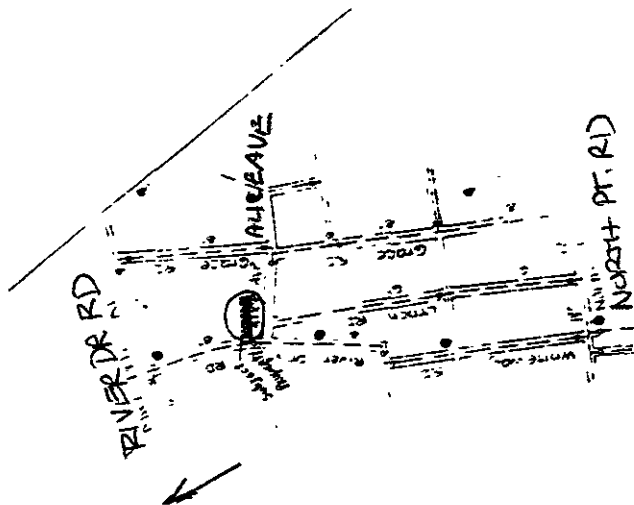
Respectfully,

  
Jerry Fike  
Realtor



"your full service sales team"

30

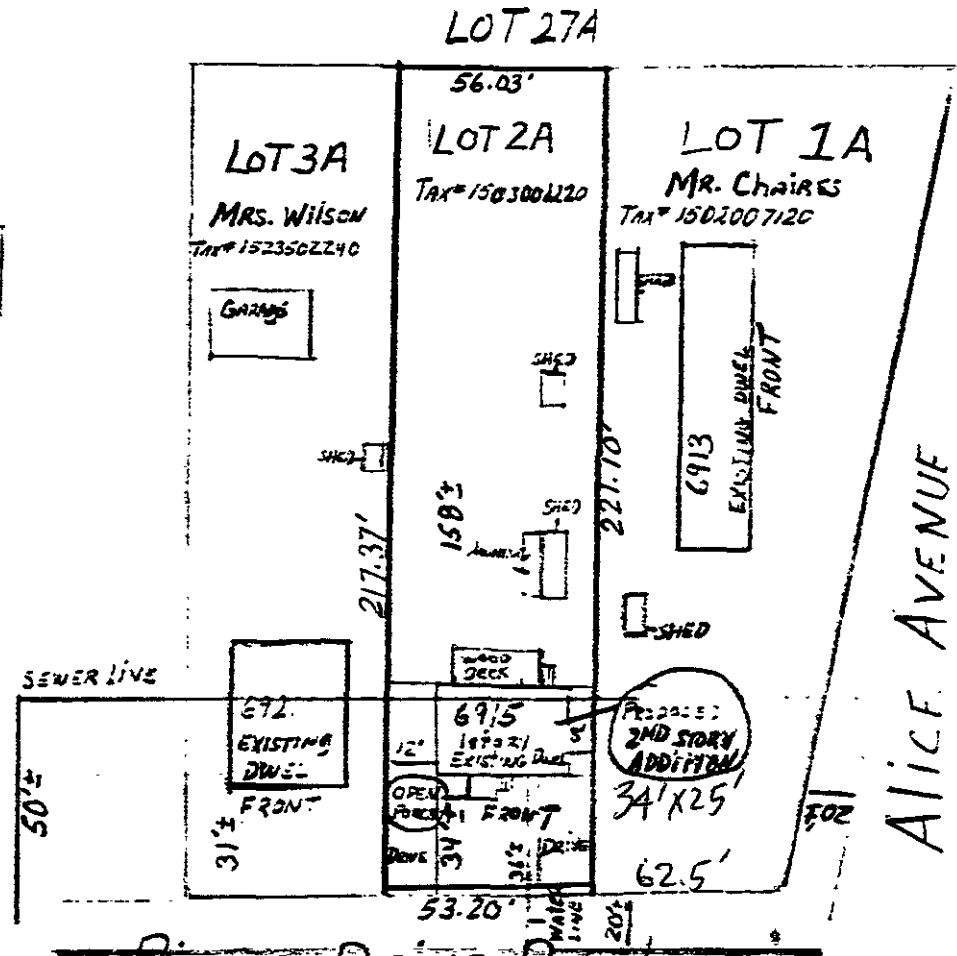


MR. WARRICK  
TAX# 1503470600

North  
Vicinity Map SCALE 1"=1000'

LOCATION INFORMATION

COUNCILMANIC District - 7th  
ELECTION District - 15th  
1"=200' SCALE Map - S.E. 5-I  
ZONING - DR 5.5  
Lot Size - .27 ACRES 11,826 SQUARE FEET  
CHESAPEAKE BAY CRITICAL AREA - YES  
SEWER - public  
WATER - public  
Prior ZONING DESIGNATION - NONE  
Building ELEVATION - FLOOR LEVEL 7.8 FT.  
IN 100 YEAR TIDAL FLOOD PLAIN



SCALE OF DRAWING 1"=50'  
DATE 5-29-98  
PREPARED BY: MICHAEL CARLSON (HOME OWNER)

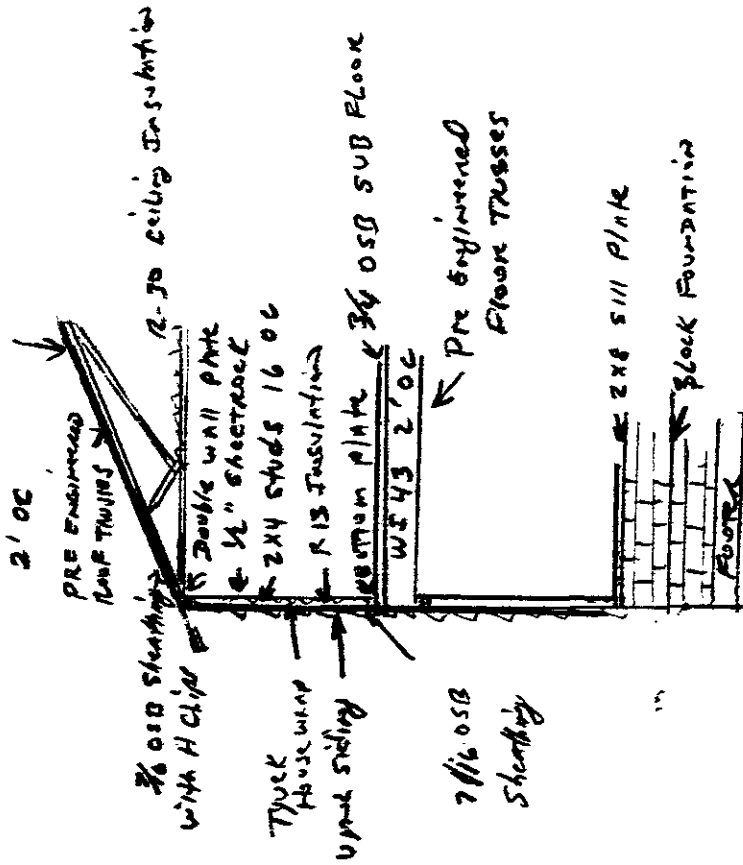
RIVER DRIVE ROAD

Property Address: 6915 RIVER DRIVE RD.  
PLAT to ACCOMPANY petition  
FOR SPECIAL HEARING.  
Subdivision - LYNCH POINT  
PLAT BOOK # 13  
Folio # 121  
LOT - 2A SECTION R

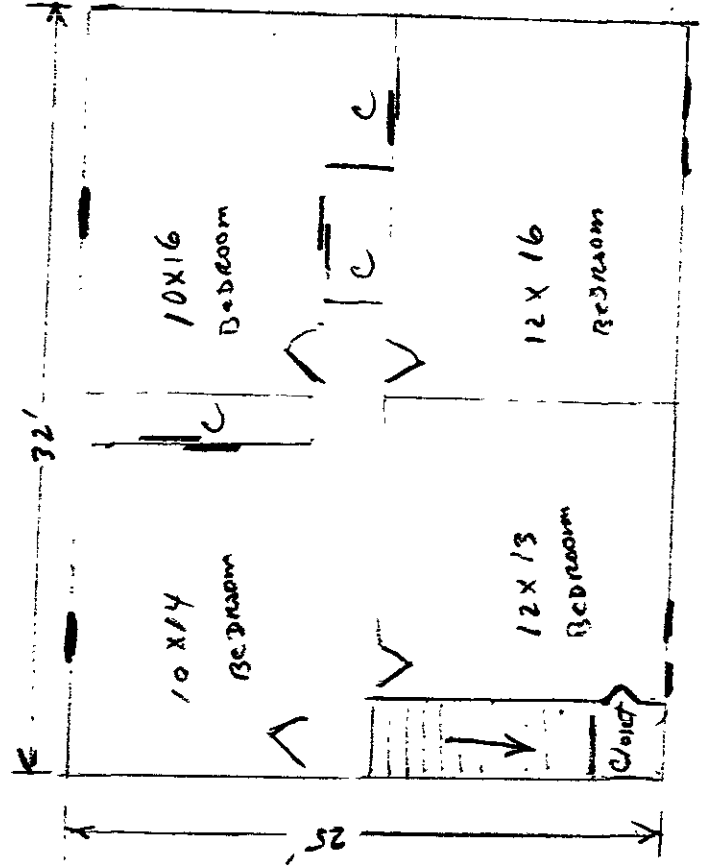
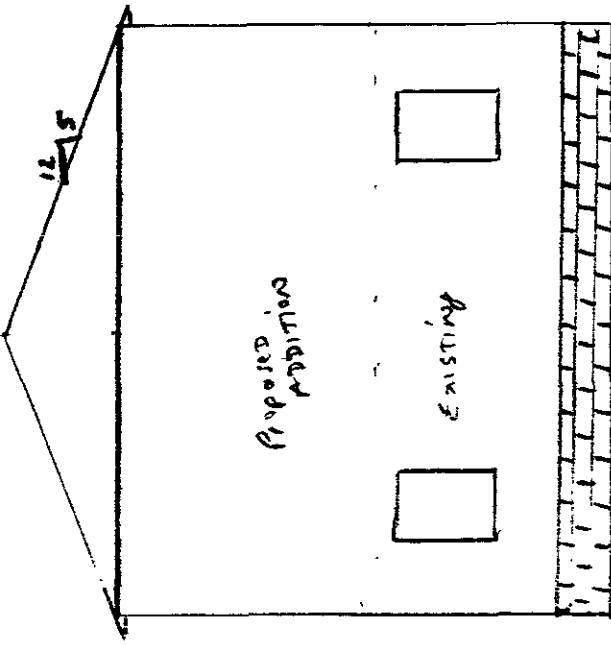
99-30-SPH



20 YR Fiberglass  
Shingles  
15/16 Felt



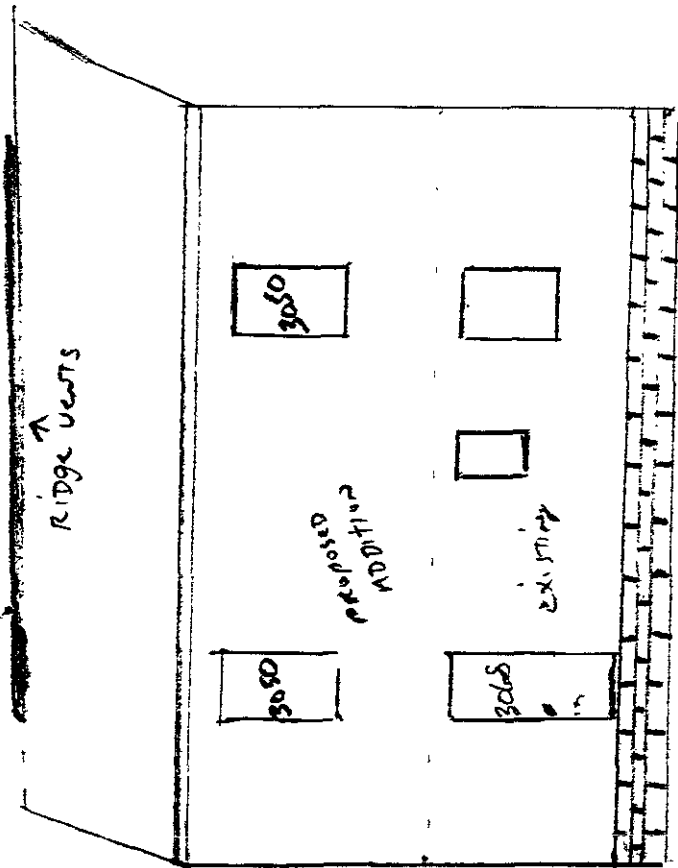
RT SIDE & LT SIDE  
SAME



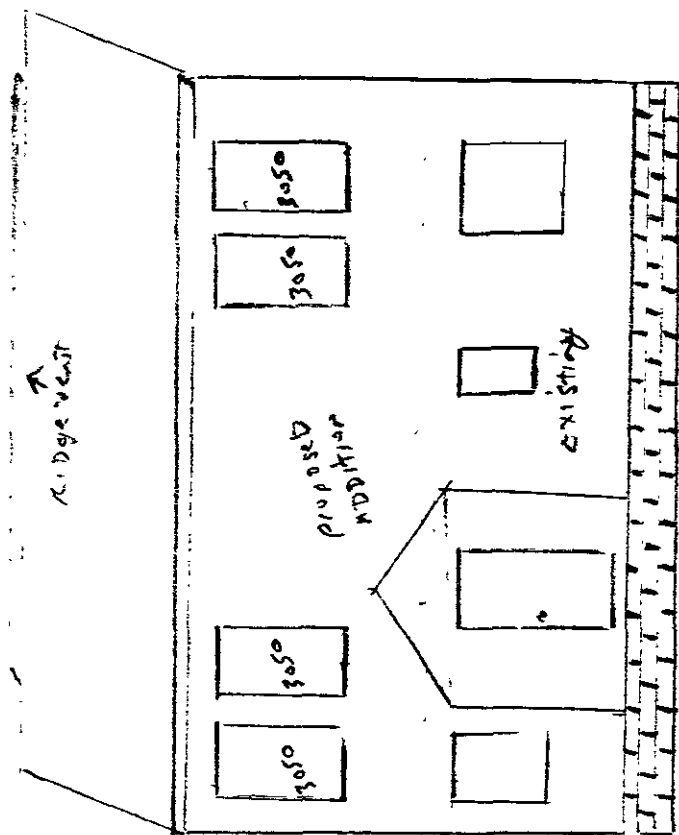
NOTE: All Headers 2x8  
All Windows 2050  
TO MEET EGRESS

2ND  
Floor Plan

REAR VIEW



FRONT VIEW



We the neighbors of Michael & Sandra Carlson of 6915 River Drive Road , do not protest to them receiving a permit for an addition to their home.

NAME

ADDRESS

ALLAN C. KLOAT 6904+6902 Riverline Rd. Allan C. Klat

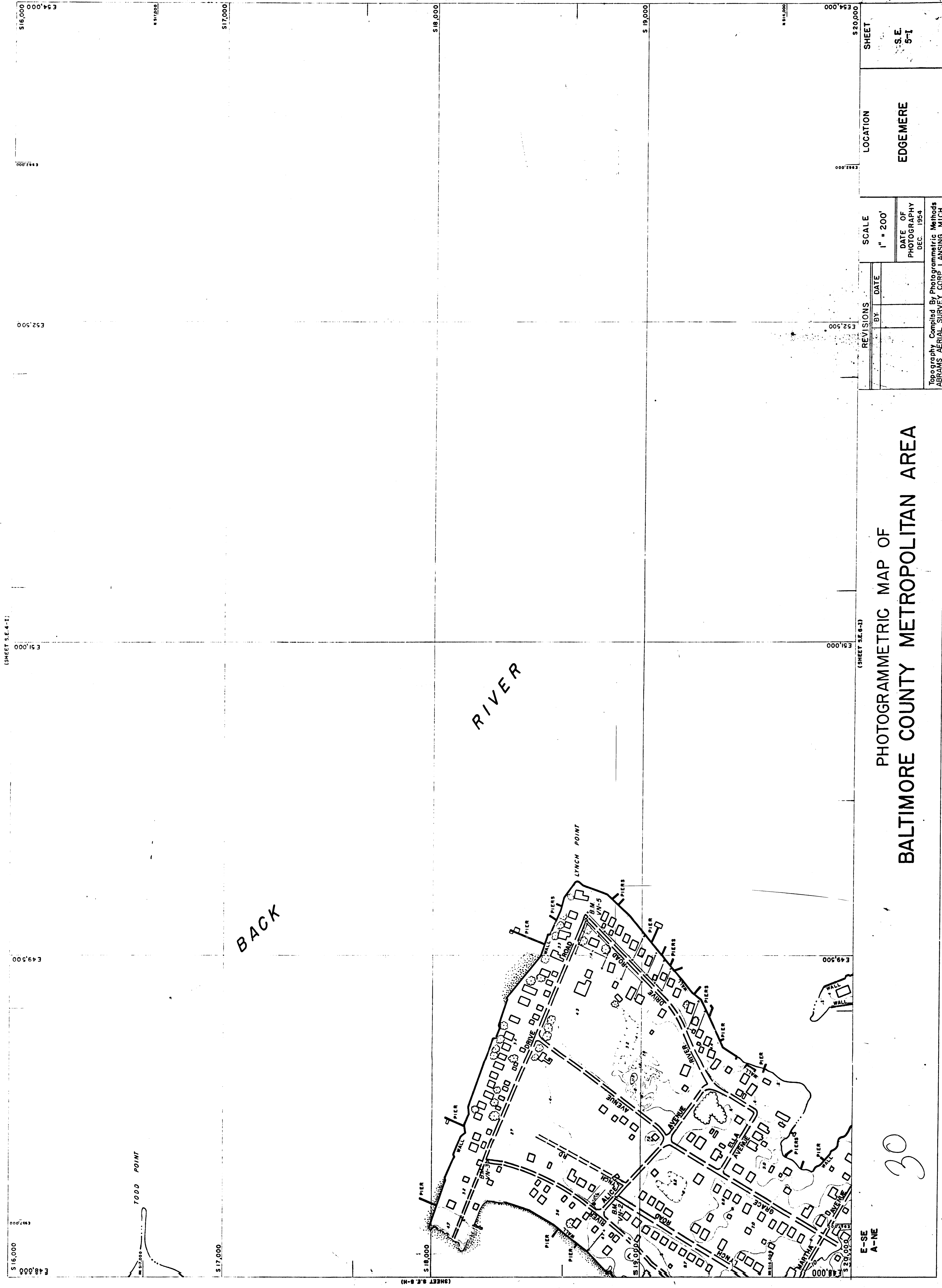
WILLIAM H BURNS 6918 " " William H Burns

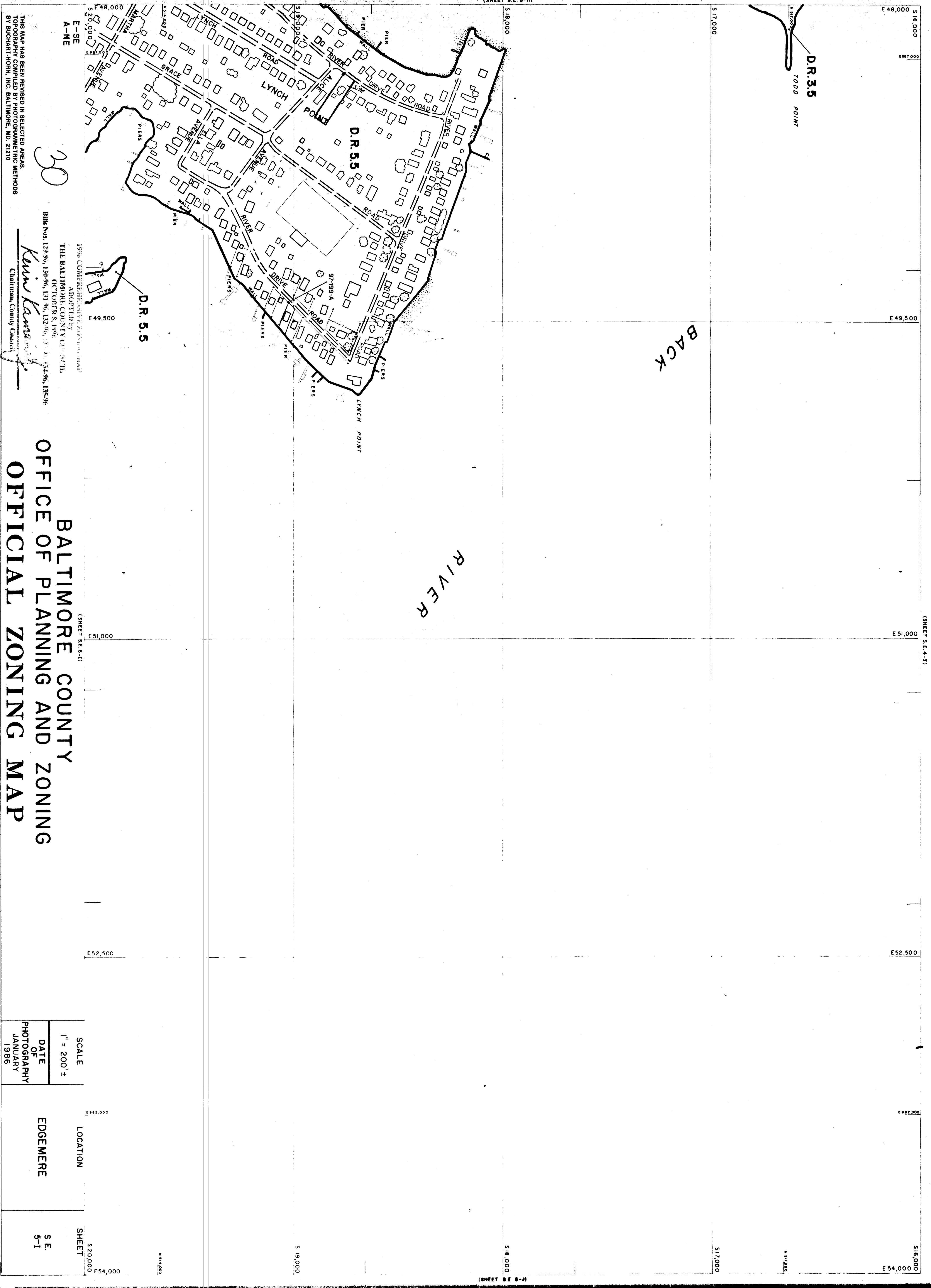
Frances J Wilson 6931 " "

Reese Charles 6913 River Drive Rd.

John Watto 6923 RIVER DRIVE RD

Andrew E Allup 3232 LYNCH RD





THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

30  
1976 CONCEPTUAL ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1976  
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96  
*Karin Kama*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION EDGEWATER	SHEET S.E. 5-1
DATE OF PHOTOGRAPHY JANUARY 1986		

99.30.SPH